

HAWTHORN SUBDIVISION UTILITY PLANS

LOCATED IN THE EAST HALF OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH,
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

~~**AMENDMENT SET**~~ ASBUILTS SET

LEGAL DESCRIPTION BASIS OF BEARING:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9 AND THE WEST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEARS S 0°07'56" W AND MONUMENTED AS FOLLOWS:

-THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER MON. REC. DATED 9/29/94.

-THE WEST QUARTER CORNER OF SECTION 10 BEING A FOUND 3.25" ALUM. CAP LS 12405, PER MON. REC. DATED 10/21/98.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE S 88°57'48" E ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 655.42 FEET TO THE NORTHWEST CORNER OF NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2, A SUBDIVISION RECORDED AT RECEPTION NUMBER P0783686;

THENCE S 0°10'43" W ALONG THE WESTERLY LINE OF SAID NORTH TABLE MOUNTAIN VILLAGE FILING NO. 2 AND NORTH TABLE MOUNTAIN VILLAGE FILING NO. 1 A DISTANCE OF 2806.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 58TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. S 88°34'16" W A DISTANCE OF 490.78 FEET;
2. N 00°07'55" E A DISTANCE OF 11.31 FEET;
3. S 88°35'58" W A DISTANCE OF 162.45 FEET;
4. N 89°14'05" W A DISTANCE OF 454.84 FEET;
5. N 00°08'05" E A DISTANCE OF 10.00 FEET;
6. N 84°30'43" W A DISTANCE OF 234.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 93 THE FOLLOWING ELEVEN (11) COURSES:

1. N 08°22'48" E A DISTANCE OF 288.34 FEET;
2. N 02°58'29" W A DISTANCE OF 102.04 FEET;
3. N 09°10'21" E A DISTANCE OF 99.81 FEET;
4. N 08°18'15" W A DISTANCE OF 104.40 FEET;
5. N 08°23'42" E A DISTANCE OF 500.00 FEET;
6. N 25°23'42" E A DISTANCE OF 104.71 FEET;
7. N 15°02'51" E A DISTANCE OF 590.51 FEET;
8. N 10°53'37" E A DISTANCE OF 246.40 FEET;
9. N 11°48'01" E A DISTANCE OF 247.90 FEET;
10. N 12°28'20" E A DISTANCE OF 92.87 FEET;
11. N 04°53'23" E A DISTANCE OF 253.98 FEET;

THENCE N 88°53'20" E A DISTANCE OF 250.75 FEET TO THE POINT OF BEGINNING;

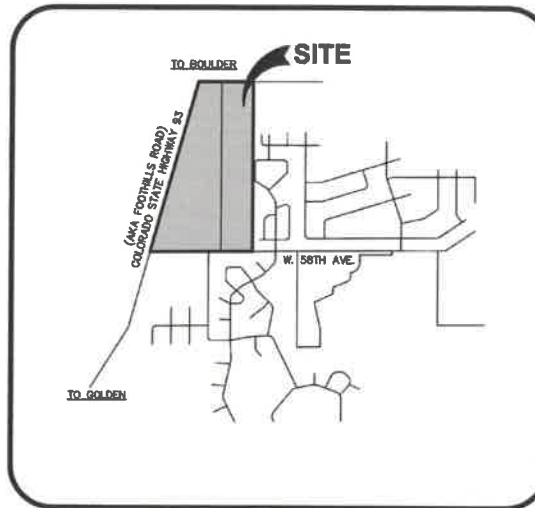
CONTAINING 2,064,977 SF. OR 68,5256 ACRES MORE OR LESS.

BENCHMARK:

N.G.S. DESIGNATION D411/ PID KK1367. N.A.V.D. 88, ELEVATION 5952.96

LEGEND

---	EXISTING MAJOR CONTOUR	100 LF # SAN	PROPOSED SANITARY SEWER LINE
- - -	EXISTING MINOR CONTOUR	100 LF # RCP	PROPOSED SANITARY SEWER SERVICE
---	EXISTING ELECTRIC UTILITY LINE	100 LF # WAT	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING UTILITY POLE		PROPOSED STORM SEWER LINE
---	EXISTING ELECTRICAL TRANSFORMER		PROPOSED WATER LINE
---	EXISTING GAS UTILITY LINE		PROPOSED WATER SERVICE AND METER
---	EXISTING WATER MAIN		PROPOSED IRRIGATION SERVICE AND METER
---	EXISTING FIRE HYDRANT		PROPOSED WATER GATE VALVE
---	PROPOSED MAJOR CONTOUR		PROPOSED FIRE HYDRANT
---	PROPOSED MINOR CONTOUR		PROPOSED REDUCER
---	PROPOSED BOUNDARY LINE		PROPOSED BLOW-OFF
---	PROPOSED CENTER LINE		PROPOSED GAS WELL HEAD
---	PROPOSED EASEMENT		PROPOSED WATERLINE PLUG FITTING WITH THRUST BLOCK
---	PROPOSED LOT LINE		PROPOSED WATERLINE ELBOW FITTING WITH THRUST BLOCK
---	PROPOSED RIGHT-OF-WAY		PROPOSED STORM SEWER INLET
---	PROPOSED SETBACK		PROPOSED STORM SEWER FLARED END SECTION
---	PROPOSED RIPRAP		PROPOSED STORM SEWER MANHOLE
---	PROPOSED GROUTED RIPRAP		SLOPE PERCENTAGE AND DIRECTION
---	PROPOSED SOIL RIPRAP		PROPOSED GAS UTILITY LINE



VICINITY MAP

1"=1000'

SHEET INDEX: (* INDICATES AMENDED SHEET)

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17	W. 60TH LANE SANITARY SEWER - PLAN AND PROFILE 1 OF 2
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19	GILBERT WAY SANITARY SEWER - PLAN AND PROFILE
* 20	FLATTOP STREET SANITARY SEWER - PLAN AND PROFILE 1 OF 2
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22	ELDORA STREET SANITARY SEWER - PLAN AND PROFILE 1 OF 2
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* 24	SOUTHERN OUTFALL SANITARY SEWER - PLAN AND PROFILE
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JEFFERSON COUNTY PLANS:

SEE JEFFERSON COUNTY CONSTRUCTION PLANS FOR UNDERDRAIN AND STORM SEWER PLAN AND PROFILES.

North Table Mountain Water and Sanitation District's review of these plans relates only to the District's requirements. The Professional Engineer, Contractor, and Owners designing and constructing this proposed water distribution and/or sewer collection system shall be solely responsible for the adequacy of the design, installation and materials utilized in the water distribution and/or sewer collection system. This includes all connections to existing District facilities. Any modification of these plans must be submitted to the District for approval prior to construction.

APPROVED FOR CONSTRUCTION

Date: 12/11/12

By: *[Signature]*
Title: District Manager

(Approved valid for 6 months)

LIST OF CONTACTS

PROJECT DEVELOPER

GOLDEN PEAKS, LLC
7353 ALTON WAY, SUITE A 100
ENGLEWOOD, CO 80112
PHONE: 303-770-9111
CONTACT: CHRIS ELLIOTT

ENGINEER

KT ENGINEERING, LLC
PO BOX 740087
ARVADA, CO 80006
PHONE: 303-862-5947
CONTACT: KEN TOLAND

PUBLIC WORKS

NORTH TABLE MOUNTAIN WATER & SANITARY DISTRICT
14806 WEST 52ND AVENUE
GOLDEN, CO, 80403-1228
PHONE: 303-278-2854
CONTACT: RICK JESCHKE

SURVEYOR

KT ENGINEERING, LLC
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PHONE: 303-862-5947
CONTACT: KEN TOLAND

GAS

XCEL ENERGY
7010 E. COLFAX AVENUE
DENVER, CO, 80220
PHONE: 303-399-5447

ELECTRIC

XCEL ENERGY
7010 E. COLFAX AVENUE
DENVER, CO, 80220
PHONE: 303-399-5447

GENERAL CONSTRUCTION NOTES:

1. FEES:

- UTILITY PERMIT FEE = \$200.00
- INSPECTION/REVIEW FEE =
 - \$2.00/LF WATER
 - \$1.25/LF SEWER
- GIS DATA COLLECTION = \$20 PER DATA POINT

2. CONTRACTOR MUST OBTAIN A UTILITY PERMIT FROM NTM&SD BEFORE ANY WATER OR SANITARY SEWER UTILITY CONSTRUCTION IS STARTED. FAILURE TO OBTAIN A PERMIT BEFORE START OF CONSTRUCTION WILL RESULT IN A \$600.00 PENALTY.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO CURRENT NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT (NTM&SD) STANDARDS AND MATERIAL SPECIFICATIONS. ALL WORK WILL BE INSPECTED BY NTM&SD. ANY ITEM NOT COVERED BY THESE DETAILS MUST MEET NORTH TABLE MOUNTAIN WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS AND THOSE OF ANY OTHER GOVERNING AGENCY.

4. DETAIL SHEETS OF ALL PIPE AND APPURTENANCES MUST BE SUBMITTED FOR DISTRICT APPROVAL PRIOR TO CONSTRUCTION.

5. ANY CHANGES OF MATERIAL OR DEVIATIONS FROM THE APPROVED PLANS OR THESE SPECIFICATIONS MUST BE DONE WITH WRITTEN PERMISSION OF THE NTM&SD DISTRICT ENGINEER.

6. THE CONTRACTOR SHALL HAVE IN HIS/HER POSSESSION AT ALL TIMES, ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY NTM&SD.

7. TRENCHES SHALL NOT BE BACKFILLED UNTIL THE PIPE IS INSPECTED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE NTM&SD ENGINEERING INSPECTOR FOR ALL INSPECTIONS AT 303-278-2854.

8. A MINIMUM OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN THE WATER DISTRIBUTION SYSTEM AND ALL SANITARY SEWER LINES, INCLUDING SERVICE LINES.

9. ROAD CUT PERMITS FOR WORK IN JEFFERSON COUNTY SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. BACKFILL AND ROAD SURFACE REPLACEMENT SHALL MEET JEFFERSON COUNTY ENGINEERING STANDARDS OR GOVERNING JURISDICTION.

10. THE CONTRACTOR SHALL FURNISH TO NTM&SD ONE PRINTED SET AND ONE ELECTRONIC COPY OF THE AS-BUILT DRAWINGS IN AUTOCAD. THE AS-BUILTS SHALL SHOW THE LOCATION OF MANHOLES, THE DISTANCE BETWEEN THEM, SERVICE WYE LOCATIONS MEASURED FROM THE UPSTREAM MANHOLE TO THE STUB-IN LOCATION AT THE PROPERTY, WATER MAIN TEES, BENDS, FIRE HYDRANT TEES AND VALVES WITH THE DISTANCE BETWEEN THEM AND SERVICE LOCATIONS MEASURED FROM THE PROPERTY LINE FITTING TO THE STUB-IN LOCATION AT THE PROPERTY.

11. THE DISTRICT WILL COLLECT SURVEY DATA COORDINATES OF THE INSTALLED INFRASTRUCTURE, THE DEVELOPER IS RESPONSIBLE FOR THE COST OF THE DATA COLLECTION.

12. WATER AND SANITARY SEWER SERVICE LOCATIONS SHALL BE PERMANENTLY MARKED ON THE FACE OF THE CURB WITH A "W" OR "S" STAMPED IN NET CONCRETE. THE UTILITY CONTRACTOR SHALL ALSO TIE THE SERVICE LINES TO THE PROPERTY CORNERS SHOWING THE DIMENSIONS ON THE "AS-BUILT" DRAWINGS.

13. THE CONTRACTOR SHALL WARRANT THE CONSTRUCTION FOR TWO YEARS. A LETTER OF ACCEPTANCE WILL BE ISSUED ONCE THE PROJECT HAS BEEN INSPECTED/APPROVED AND THE GIS AND INSPECTION FEES HAVE BEEN PAID. THE TWO-YEAR WARRANTY PERIOD SHALL COMMENCE AT THIS TIME.

14. MATERIAL QUANTITIES:

A. WATER MAIN (LF):	10,160
B. SEWER MAIN (LF):	8,148
C. MANHOLES:	46
D. VALVE BOXES:	52
E. FIRE HYDRANTS:	29
F. METER PITS:	200

15. SOIL AMENDMENT IS REQUIRED FOR DEVELOPMENTS LARGER THAN TWO LOTS. EACH 1,000 SQUARE FEET OF SOIL MUST BE AMENDED WITH 4 CUBIC YARDS OF APPROVED COMPOST. SEE APPROVED COMPOST LIST. AMENDMENT MUST BE INCORPORATED INTO THE SOIL TO A DEPTH OF 4 TO 6 INCHES, ROTO-TILLED. THIS APPLIES TO ALL PERMEABLE AREAS OF THE DEVELOPMENT INCLUDING EACH INDIVIDUAL LOT AND ALL COMMON AREAS.

16. LANDSCAPE AND IRRIGATION PLANS MUST BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION DRAWINGS WILL BE APPROVED.

THE ABOVE NOTES ARE IN ADDITION TO THOSE ON THE STANDARD WATER AND SEWER DETAIL DRAWINGS.

HAWTHORN UTILITY PLANS

COVER SHEET

Prepared by
GOLDEN PEAKS, LLC

KT
ENGINEERING

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Arvada, CO 80006
Phone: (303) 862-5947
kteng.net

JOB NUMBER:

1101

DATE:

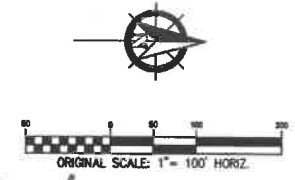
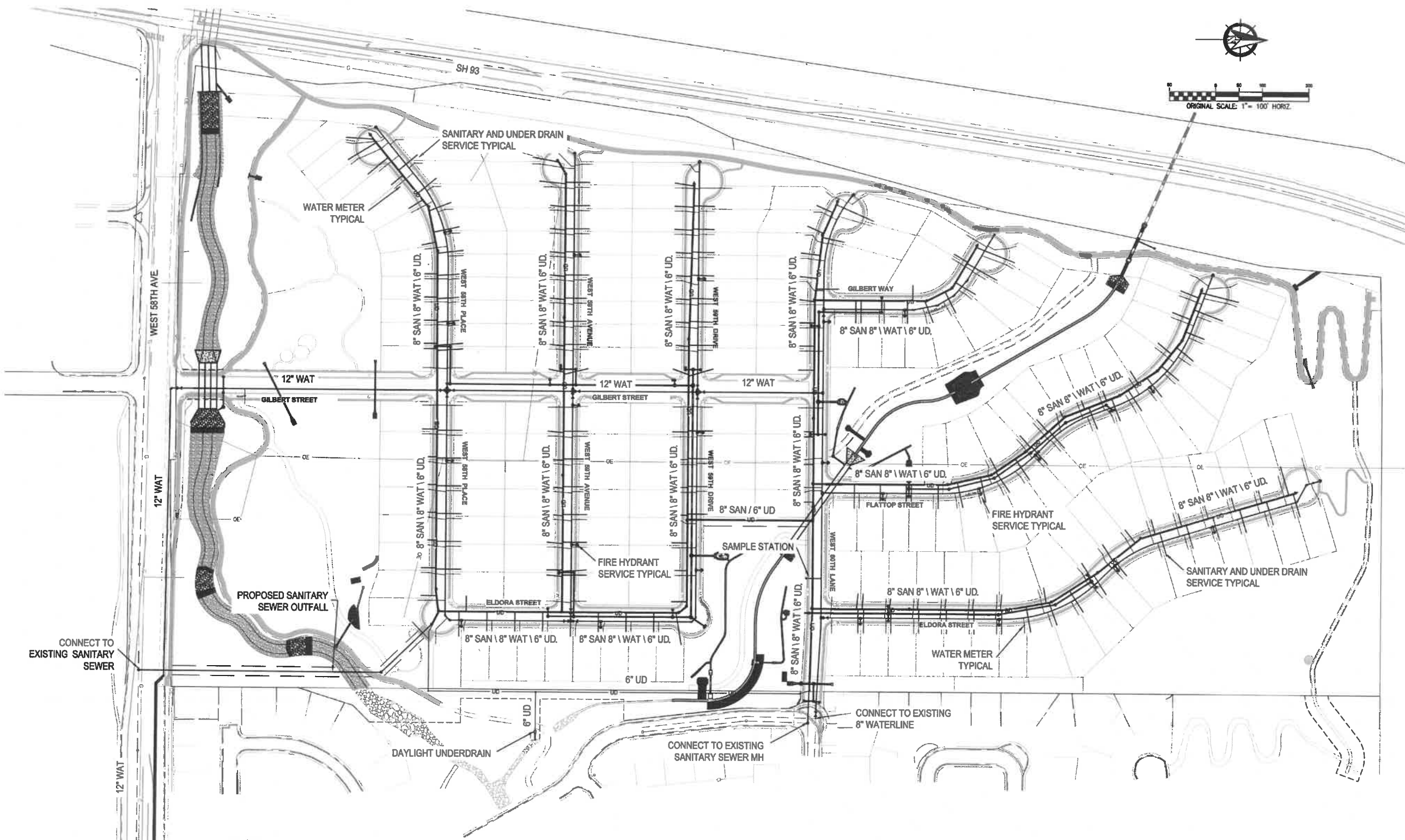
06/04/12

SCALE:

1" = NA'

SHEET NO:

1 OF 27



NO.	DESCRIPTION	DATE	BY
1	REVISIONS	11/04/2012	MPT
	REVISED FOR COMMENT		



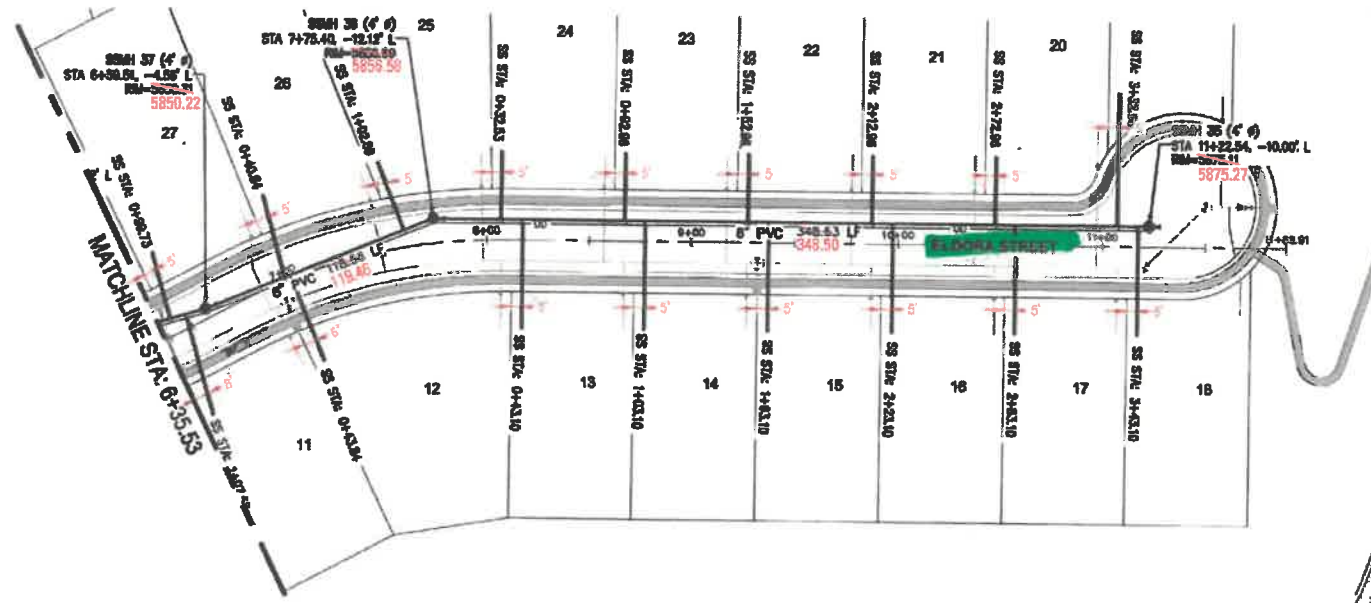
HAWTHORN UTILITY PLANS
OVERALL UTILITY PLAN
 Prepared by
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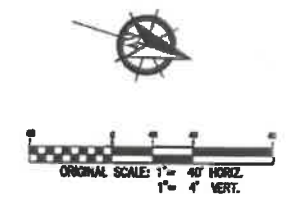
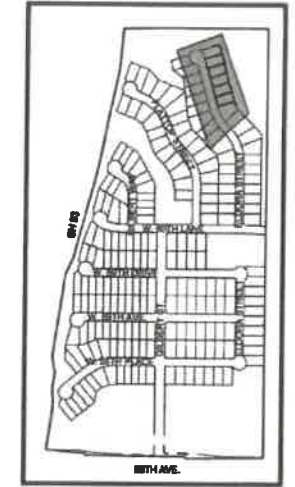
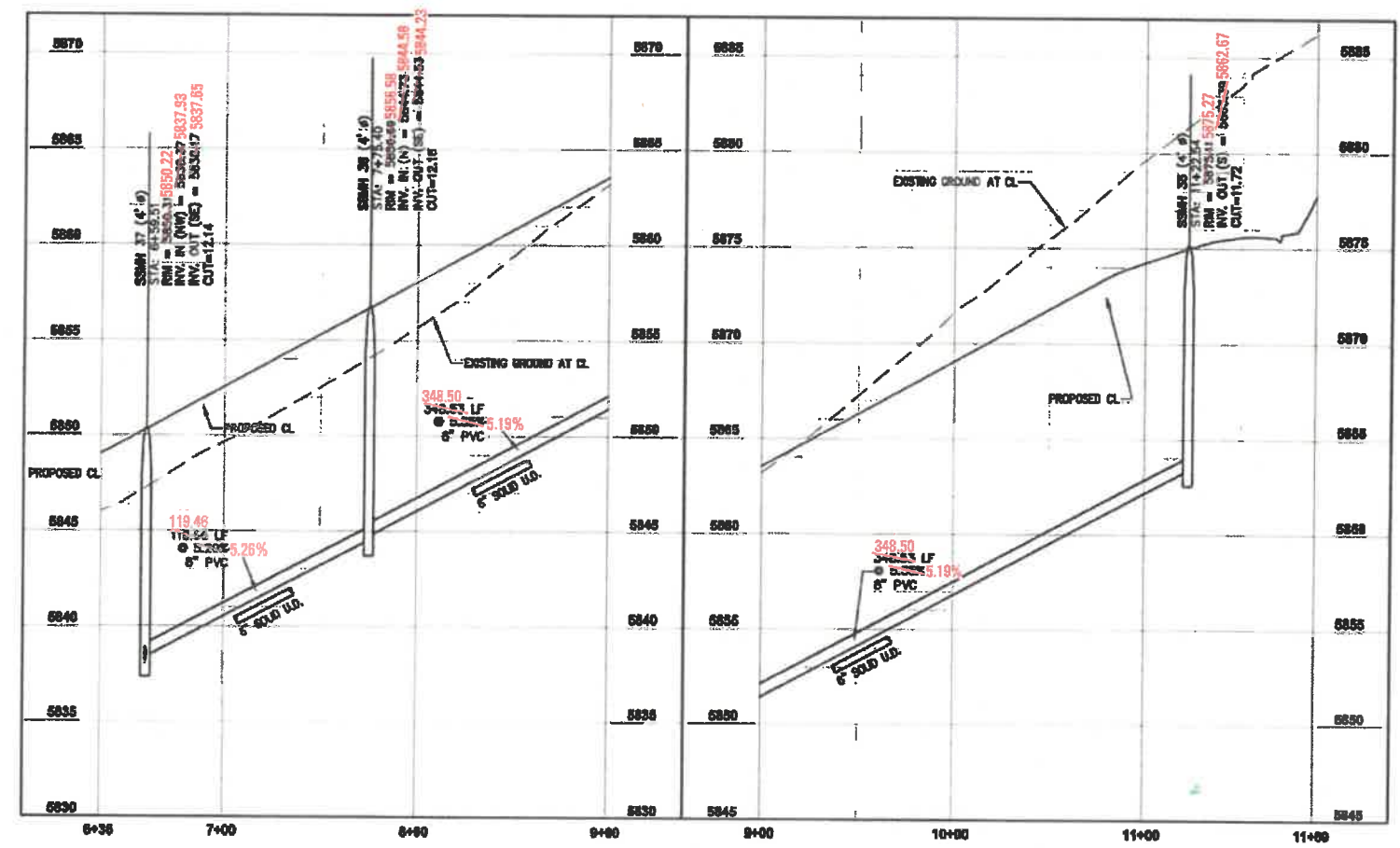
JOB NUMBER: **1101**
 DATE: **06/04/12**
 SCALE: **1" = 100'**
 SHEET NO. **3 OF 27**

LEGEND

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| <ul style="list-style-type: none"> --- 5400 --- EXISTING MAJOR CONTOUR --- 5400 --- EXISTING MINOR CONTOUR --- 5400 --- EXISTING ELECTRIC UTILITY LINE --- 5400 --- EXISTING UTILITY POLE --- 5400 --- EXISTING ELECTRICAL TRANSFORMER --- 5400 --- EXISTING GAS UTILITY LINE --- 5400 --- EXISTING WATER MAIN --- 5400 --- EXISTING FIRE HYDRANT --- 5400 --- PROPOSED MAJOR CONTOUR --- 5400 --- PROPOSED MINOR CONTOUR | <ul style="list-style-type: none"> --- PROPOSED BOUNDARY LINE --- PROPOSED CENTER LINE --- PROPOSED EASEMENT --- PROPOSED LOT LINE --- PROPOSED RIGHT-OF-WAY --- PROPOSED SETBACK --- PROPOSED RIPRAP --- PROPOSED GROUTED RIPRAP --- PROPOSED SOIL RIPRAP --- PROPOSED SANITARY SEWER LINE --- PROPOSED CLEANOUT --- PROPOSED FOUNDATION DRAIN STUB | <ul style="list-style-type: none"> --- PROPOSED SANITARY SEWER SERVICE --- PROPOSED SANITARY SEWER MANHOLE --- PROPOSED STORM SEWER LINE --- PROPOSED WATER LINE --- PROPOSED WATER SERVICE AND METER --- PROPOSED IRRIGATION SERVICE AND METER --- PROPOSED WATER GATE VALVE --- PROPOSED FIRE HYDRANT --- PROPOSED REDUCER --- PROPOSED BLOW-OFF --- PROPOSED GAS WELL HEAD --- PROPOSED WATERLINE PLUG FITTING WITH THRUST BLOCK --- PROPOSED WATERLINE ELBOW FITTING WITH THRUST BLOCK |
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ELDORA STREET SANITARY SEWER PLAN AND PROFILE



- NOTES**
1. ALL SANITARY SEWER AND UNDERDRAN SERVICES ARE 4" DIA. UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWER & UNDERDRAN SERVICES TO EXTEND 15' INTO LOT.
 3. ALL SANITARY SEWER SERVICE STATIONING IS FROM NEAREST DOWNSTREAM MANHOLE.
 4. SEE JEFFERSON COUNTY CONSTRUCTION PLANS FOR AREAS WHERE THE UNDERDRAN DIVERGES FROM THE TYPICAL LOCATION UNDER THE SANITARY SEWER.

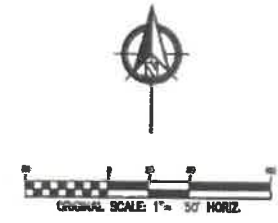
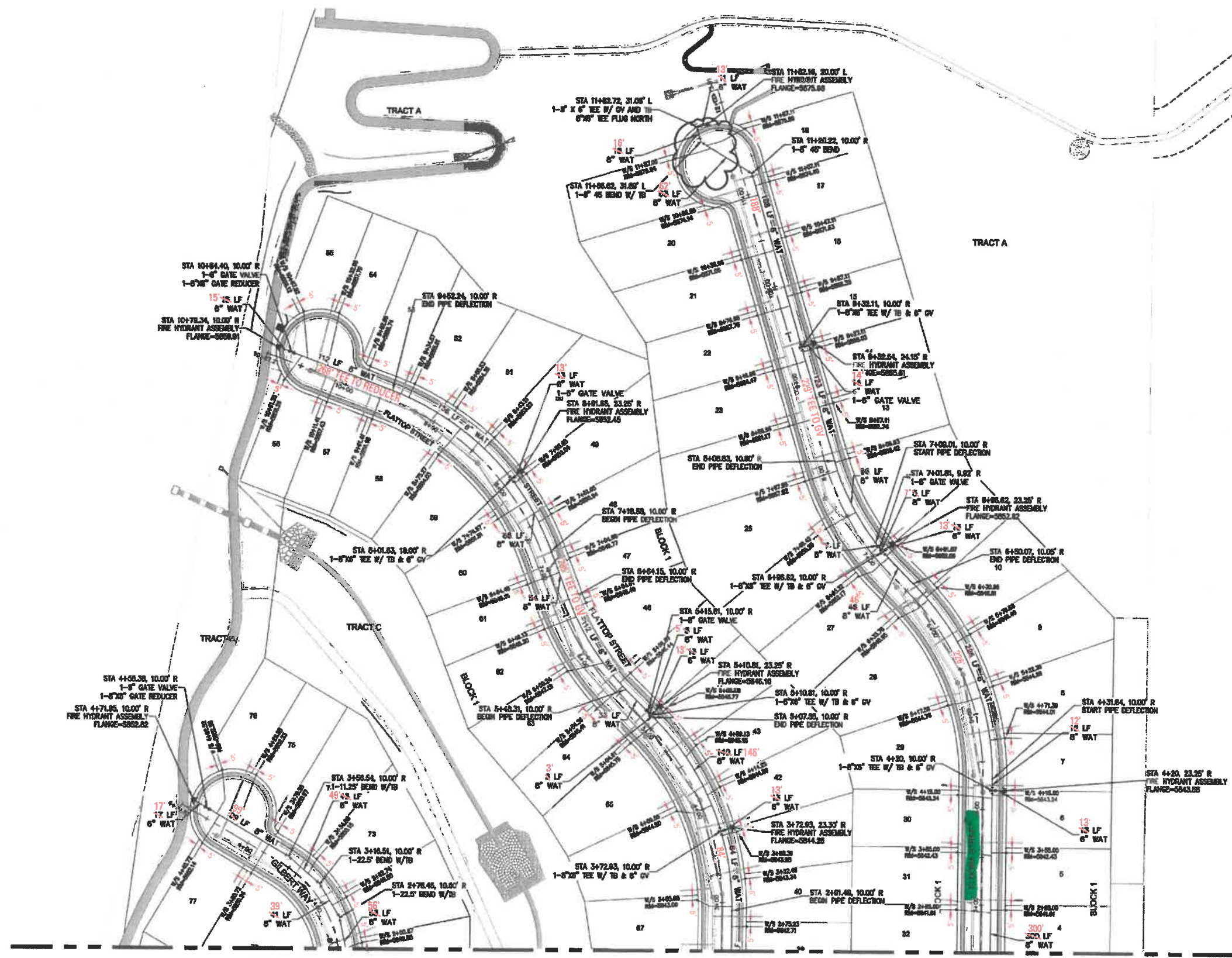
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1	REVISED PER COMMENT	11/04/2013	OFF



HAWTHORN UTILITY PLANS
SANITARY SEWER
ELDORA STREET SANITARY SEWER - PLAN AND PROFILE 2 OF 2
GOLDEN PEAKS, LLC

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JOB NUMBER: 1101
DATE: 06/04/12
SCALE: 1" = 40'
SHEET NO: 23 OF 27



ASBUILT NOTES:

- 1 ALL PIPE LENGTHS DEPICTED ON THIS SHEET ARE PER ASBUILT NOTES BY NELSON PIPELINE.
- 2 DIMENSIONS TO WATER SERVICES ARE BASED ON PROPOSED LOCATIONS. METER PITS WERE NOT INSTALLED AT THE TIME THESE RECORD DRAWINGS WERE COMPLETED.

NO.	REVISIONS
1	ISSUED FOR COMMENT
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HAWTHORN UTILITY PLANS
DETAILED WATER PLAN 3
 PREPARED BY
GOLDEN PEAKS, LLC

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JOB NUMBER: 1101
 DATE: 06/04/12
 SCALE: 1" = 60'
 SHEET NO: 6 OF 27